

CD-1 Rezoning: 1190 Burrard Street

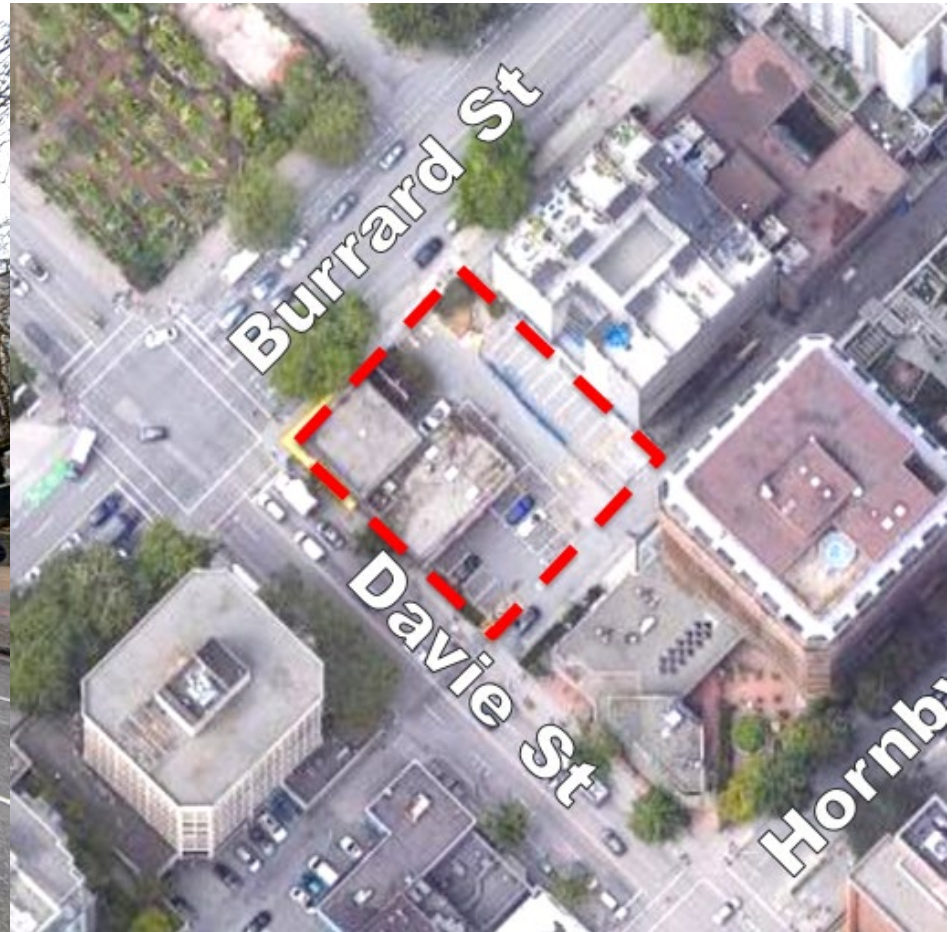
Public Hearing – July 6th, 2021



Site and Surrounding Zone



Context: Current Site



View from Burrard St. looking North-East

Bird's-eye view

Amenities - Walking Distance

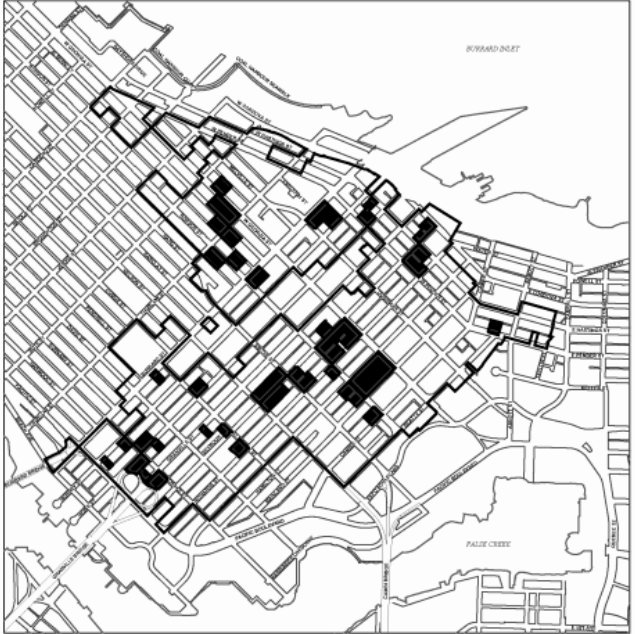


Downtown

Downtown Official Development Plan

Application and Intent
A By-law to regulate the development of that part of the City of Vancouver for which the Zoning District is described as “Downtown District (DD)”.

Downtown District



— Downtown District Zoning Boundary
■ Area not zoned DD

City of Vancouver
Official Development Plan By-laws

DD
July 2015



Downtown ODP – Area M:

- Density up to 5.0 FSR
- Height up to 300 ft. on corner lots through development permit

Proposal

- Application submissions:
December 11, 2019 & February 23, 2021
- Canada Land Trust & Vancouver Affordable Housing Agency
- 154 Social Housing Units
 - 31% family units
- Social Service Centre intended for QMUNITY
- Commercial Space
- 17 storeys (54.3 m/178.2 ft.)
- Density of 9.11 FSR
- ~538 new construction jobs





QMUNITY, BC's Queer, Trans, and Two-Spirit Resource Centre

- Free counselling, education, and referrals to queer supportive specialists
- One-on-one peer support
- Support and social groups for youth and seniors
- Visitor programs
- Special events



**Postcards Mailed
January 2, 2020**

**City-hosted
Open House
January 20, 2020
67 attendees**

| | | |
|---------------------------|------------------------------------------------------------------------------------|---------------|
| Total notifications |  | 12,135 |
| Open House attendees |  | 67 |
| Open House comment sheets | | 16 |
| Online/other feedback | | 18 |

*Note that all reported numbers above are approximate

Public Consultation: What We Heard

Support:

- Affordable housing
- Space for Qmunity
- Dedication of community amenities
- Building height, density, and massing

Concerns:

- Neighborhood safety and crime
- Saturation of social housing
- Number of parking spaces



Conclusion



- Meets the intent of the *Downtown Official Development Plan*
- Delivers 154 social housing units, social service center, commercial space
- Staff recommend approval

End of Presentation



End of Presentation